AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT	1. CONTRACT ID CODE K	PAGE 1 OF 33

2. AMENDMENT/MODIFICATION NO.	3. EFFECTIVE DATE	4. REQUISITION/PURCHASE REQ. NO.	5. PROJECT NO. *(If applicable)*
0002	13 October 2004	SP0600-04-0561	

6. ISSUED BY CODE SCO600	7. ADMINISTERED BY (*If other than Item 6*) CODE
DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN ROAD, SUITE 3830 FT. BELVOIR, VA 22060-6222 FAX (703) 767-2382 BUYER/SYMBOL – M. NICHOLSON/DESC-EC PHONE (703) 767-9406 P.P. 8.2	

8. NAME AND ADDRESS OF CONTRACTOR (*NO., street,city,county,State,and ZIP Code*)		9a. AMENDMENT OF SOLICITATION NO.
	X	SP0600-04-R-0110
		9b. DATED *(SEE ITEM 11)* June 30, 2004
		10a. MODIFICATION OF CONTRACT/ORDER NO.
		10b. DATED *(SEE ITEM 13)*

11. **THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS**

[X] The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers
[X] is extended, [ ] is not extended

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning __1__ copies of the amendment;(b) By acknowledging receipt of this amendment on each copy of the offer submitted; or(c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. **FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER.** If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. **ACCOUNTING AND APPROPRIATION DATA** *(If required)*

13. **THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: *(Specify authority)* THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A. I2.05 CHANGES-FIXED PRICE (AUG 87)
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES *(such as changes in paying office, appropriation date, etc.)* SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b)
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: FAR 43.01
	OTHER *(Specify type of modification and authority)*

E. **IMPORTANT:** Contractor [ ] is not, [ ] is required to sign this document and return __ copies to the issuing office.

14. **DESCRIPTION OF AMENDMENT/MODIFICATION** *(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)*

The purpose of this amendment is to **EXTEND** the solicitation closing date to November 12, 2004 (water/wastewater) and November 29, 2004 (electric) at 3:00 p.m. (EST) Fort Belvoir, VA 22060-6222 and to replace Sections J02 and Section J03 in its entirety.

Please see following pages.

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (*Type or print*)		16A. NAME OF CONTRACTING OFFICER Kerri B. Chambers	
15B. NAME OF CONTRACTOR/OFFEROR BY _____ *(Signature of person authorized to sign)*	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA BY *(Signature of Contracting Officer)*	16C.DATE SIGNED

Amendment 0002 deletes Attachment J2 – Potable Water Distribution System and Attachment J3 – Wastewater System of the RFP in its entirety and replace with the following Section J Attachments:

ATTACHMENT J2

Fort Monmouth Potable Water Distribution System

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J2 Fort Monmouth Potable Water Distribution System

J2.1 Fort Monmouth Overview

Fort Monmouth is a U. S. Army installation located approximately fifty (50) miles south of New York City, New York. Established in 1917, the Installation was initially designated Signal Corps Camp, Little Silver, before the name was changed to Camp Alfred Vail, in honor of the New Jersey inventor. In 1925, the Post was officially designated Fort Monmouth, in honor of the men who had died on the nearby Revolutionary War battlefield. Today, Fort Monmouth is home to the U.S. Army Communications-Electronics Command, the Program Executive Office Command, Control, Communications, Tactical (PEO-C3T) Program Executive Office Intelligence, Electronics, Warfare & Sensors (PEO-IEWS), the U.S. Military Academy Preparatory School and the Communications & Electronics Research Development & Engineering Center (CERDEC). The Installation's population includes approximately 546 active duty military personnel, 4,700 civilian Government employees, 2,000 permanent Government contractors and about 1,092 military dependents. Fort Monmouth covers an estimated 637 acres at the Main Post and 464 acres at the Charles Wood Area, located 1½ miles away.

J2.2 Potable Water Distribution System Description

J2.2.1 Potable Water Distribution System Fixed Equipment Inventory

The Fort Monmouth potable water system consists of all appurtenances physically connected to the distribution system. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, and meters.

The golf course irrigation system is specifically excluded from the water distribution system privatization package.

The actual inventory of items sold will be conveyed to the Contractor using the Bill of Sale (sample shown at Attachment J42) at the time the system is transferred.

The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The description and inventory were developed based on best available data.

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. If after award the Offeror identifies additional inventory not listed in Paragraph J2.2.1.4, the Offeror may submit to

the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in Paragraph J2.2.1.4 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.

J2.2.1.1 System Description

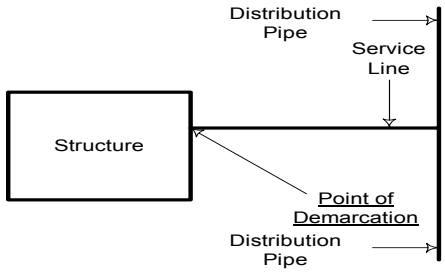
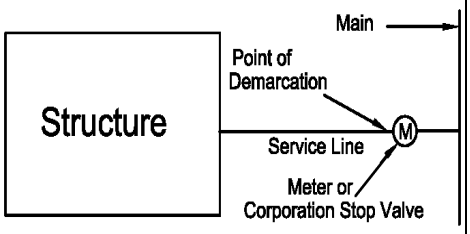
Fort Monmouth currently redistributes the potable water purchased from New Jersey American Water Company (NJAWC) throughout the Main Base and Charles Wood areas via 123,856 linear feet (23.5 miles) of underground potable water distribution lines. Fort Monmouth's potable water system also includes two (2) elevated storage tanks and one (1) ground storage tank. The ground storage tank and the elevated tank on the Main Post are not in service. The potable water distribution system transports potable water from the metered interconnections with NJAWC throughout the Main Post and Charles Wood utility service areas. The potable water mains are constructed primarily of asbestos cement, cast iron, ductile iron or polyvinyl chloride (PVC). There are approximately 231 valves of various sizes and 225 fire hydrants distributed throughout the Main Base and Charles Wood utility service areas.

J2.2.1.2 Points of Demarcation

The Fort Monmouth potable water distribution system being studied consists of all components from the point where the Post takes ownership from the supplier to the point where water is supplied to end-users. The point of demarcation for each end-user is defined as the point or component on the distribution system where ownership changes from the utility owner to the Government. In most cases the point of demarcation is the point where the service line enters the structure. In privatized family housing areas the point of demarcation shall be the meter or the corporation stop valve. The Technical Library contains a list of facilities where the point of demarcation is located within the facility.

Table 1 identifies the type of service and general location of the point of demarcation with respect to each building served by the distribution system.

TABLE 1
Points of Demarcation
Water Distribution System, Fort Monmouth, New Jersey

Point of Demarcation	Applicable Scenario	Sketch
Point of demarcation is where the service line enters the structure.	All facilities, except privatized residential structures, requiring potable water service regardless of the existence of the presence of water meters valves, backflow prevention devices, etc.	
Point of demarcation is at the meter or corporation stop valve.	Privatized residential structures. – In areas of new construction, the RCI contractor will install mains which will be turned over to the owner of the water system; no tap fees will be charged the RCI contractor in these new housing areas.	

J2.2.1.3 Condition Assessment

Many of the pipes in the Fort Monmouth water distribution system have either exceeded or are approaching the end of their useful lives; however, the Installation believes that approximately 75 percent of these lines can successfully be pigged and cement lined. Both storage tanks (a 500,000-gallon ground storage tank and a 250,000-gallon elevated storage tank) on Main Post are currently not operational.

J2.2.1.4 Inventory

Table 2 identifies the inventory of the Fort Monmouth (Main Base and Charles Wood Area) potable water distribution system. When not specifically identified by system drawings, the size and type of system components were estimated generally based on the size of the piping the component was connected to. Additionally, when the year of construction was not known, it was estimated based on the age of the piping or the age of the facility served. The system will be sold in a "as is, where is" condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

The Olmstead family housing area is currently being demolished in preparation for a Charles Wood Area Enhanced Use Leasing Project. An additional Enhanced Use Leasing Project is being developed in existing facilities in the Barker Circle Area (B207, B208, and B287) of Main Post.

Fort Monmouth is currently in the process of housing privatization through the Residential Communities Initiative (RCI). The RCI contractor will own and maintain all service lines from the building to the meter or corporation stop valve. The meter or corporation stop valve will also be owned by the RCI contractor. The South Pinebrook housing area will be used as temporary housing during construction and refurbishment takes place in other housing areas. Upon completion of the RCI contractors construction and refurbishment of other housing areas the South Pinebrook housing area will be divested from the Government inventory and sold.It is anticipated that divestiture will occur in approximately three to five years from April 2005. The utility owner shall not invest in major capital expenditures, renewals or replacements in the South Pinebrook housing area during the time period before divestiture. The utility owner shall at his expense cut and cap all utilities in the South Pinebrook housing area when the area is divested.

The inventory in **Table 2** reflects the system configuration at the time of the transfer of the potable water system to a private owner. Inventory items identified with "SPB" are located in South Pine Brook housing area and will be part of the divestiture that takes place upon completion of RCI construction and refurbishment.

TABLE 2
Fixed Inventory
Water Distribution System, Fort Monmouth, New Jersey

Component	Size	Quantity	Unit	Approximate Year of Construction
MAIN BASE				
Pipe	4"	320	LF	1930
	4"	960	LF	1940
	4"	360	LF	1950
	6"	14,160	LF	1930
	6"	26,640	LF	1940
	6"	1,000	LF	1950
	8"	3,920	LF	1930
	8"	17,760	LF	1940
	8"	12,240	LF	1950

Component	Size	Quantity	Unit	Approximate Year of Construction
	8”	1,500	LF	1960
	10”	1,920	LF	1940
	10”	3,960	LF	1950
	12”	3,040	LF	1930
	12”	6,260	LF	1940
	12”	2,680	LF	1950
	12”	1,840	LF	1960
	Total	**98,560**		
Main Valves		30	EA	1930
		108	EA	1940
		28	EA	1950
		3	EA	1960
	Total	**169**		
Post Indicator Valves		32	EA	1950
Fire Hydrants		35	EA	1930
		109	EA	1940
		39	EA	1950
		4	EA	1960
	Total	**187**		
Ground Storage Tanks	500,000 gal	1	EA	1941
Elevated Storage Tanks	250,000 gal	1	EA	1941
CHARLES WOOD AREA				
Pipe	2” SPB	703	LF	1950
	2½”	140	LF	1940
	3”	460	LF	1940
	3” SPB	556	LF	1950
	4”	300	LF	1950
	4” SPB	1,151	LF	1950
	6”	9,160	LF	1940
	6”	4,430	LF	1950
	6”	5,000	LF	2003
	6” SPB	1,570	LF	1950

Component	Size	Quantity	Unit	Approximate Year of Construction
	8”	5,806	LF	1950
	Total	**29,276**		
Main Valves		29	EA	1940
		33	EA	1950
	SPB	1	EA	1950
	Total	**63**		
Post Indicator Valves		37	EA	1950
Fire Hydrants		3	EA	1930
		20	EA	1940
		15	EA	1950
	SPB	1	EA	1950
	Total	**39**		
Elevated Storage Tank	250,000 gal	1	EA	1950
Notes: EA = each	LF = linear feet		gal = gallon	

J2.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 3 lists other ancillary equipment (spare parts), and **Table 4** lists specialized vehicles and tools included in the purchase. Offerors shall field-verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 3
Spare Parts
Water Distribution System, Fort Monmouth, New Jersey

Quantity	Item	Make/Model	Description	Remarks
Fort Monmouth maintains an inventory of spare parts for the potable water system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period.				

TABLE 4
Specialized Vehicles and Tools
Water Distribution System, Fort Monmouth, New Jersey

Quantity	Item	Make/Model	Description	Remarks
No specialized vehicles or tools are included with the Fort Monmouth water system.				

J2.2.3 Water Distribution System Manuals, Drawings, and Records

Table 5 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 5
Manuals, Drawings, and Records
Water Distribution System, Fort Monmouth, New Jersey

Quantity	Item	Description	Remarks
Note: Available manuals, drawings, records, and reports pertaining to the Fort Monmouth water system will be included in the bidder's Technical Library.			

J2.3 Specific Service Requirements

The service requirements for the Fort Monmouth water distribution system are as defined in Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Fort Monmouth water distribution system and are in addition to those found in Paragraph C and Section C; the requirements listed below take precedence over those found in Paragraph C.

J2.3.1 Digging Permits

J2.3.1.1 State of New Jersey Provided Permits

All entities wanting to dig, drill or excavate at Fort Monmouth shall participate in the mandated State of New Jersey digging permit process. The Contractor shall be responsible for all repairs, costs, and damages due to digging, drilling or excavation by others for which he did not mark his utilities.

J2.3.1.2 Fort Monmouth-Provided Permits

The Contractor shall first obtain digging permits directly from DPW for utilities owned by the Government before any drilling, digging, or excavation is undertaken. The Contractor shall provide a completed request for permit to the Fort Monmouth DPW for each permit not earlier than 15 days and not later than 5 days prior to the requested digging date. A digging permit for a

specified area of excavation expires 30 days after the issue date; the Contractor must re-apply for a new permit to perform excavation in the area if the excavation was not started within the 30-day period. Permits will identify all underground utilities within 1.5 m (5 feet) of the designated area. Contractor shall be responsible for all repairs, costs, and damages due to his excavations that fail to comply with the DPW digging permit process, including excavations extending beyond areas that have been cleared for excavation.

J2.3.2 Inspection and Maintenance Program

J2.3.2.1 Water Storage Tanks

The Contractor shall allow the Government access to operate and maintain or add and continue to use any communication equipment, emergency warning equipment, public address equipment, and other Government or contract equipment on water storage tanks being privatized. The Contractor shall develop a procedure for granting the Government access. This procedure shall be submitted to the Contracting Officer for approval.

The Contractor shall own, maintain and operate the obstruction lights and the cathodic protection systems for the water storage tanks and other applicable metal components of the water distribution system. The Contractor shall determine what is required and shall implement cathodic protection as necessary to comply with applicable rules and regulations. The Government reserves the right to review the Contractor's cathodic protection system records.

The Contractor shall adhere to Fort Monmouth Design Guides for all painting and markings on water storage tanks.

J2.3.2.2 Fire Flow

The Contractor shall perform flow testing and marking of fire hydrants IAW National Fire Protection Association standards/recommended practices. The Government reserves the right to review the Contractor's flow test records.

The Contractor shall operate, maintain, and test the Post water system IAW New Jersey Department of Environmental Quality (NJDEQ). The Contractor shall provide the Contracting Officer with a copy of any and all testing information and reports submitted to the NJDEQ.

The Contractor shall coordinate any changes to the water distribution system that may affect fire flow capabilities with DPW and Fort Monmouth Fire Department.

J2.3.2.3 Cathodic Protection System Maintenance

The Contractor shall own, operate, and maintain water distribution system cathodic protection systems for piping and tanks IAW applicable standards. The Contractor shall determine what is required and shall implement cathodic protection as necessary to comply with applicable rules and regulations. The Government reserves the right to review the Contractor's cathodic protection system records.

J2.3.2.4 Potable Water Sampling

The Army currently samples potable water to ensure water quality. The Contractor should either continue this sampling or implement alternative means of ensuring water quality.

J2.3.3 Emergency Response

The Contractor shall respond with a knowledgeable individual to emergency problems within 60 minutes of notification during duty hours and within two hours during non-duty hours. Additionally, repair crews must be on scene within one hour during duty hours and within two hours during non-duty hours. Duty hours are defined as the hours from 0700 until 1730 Monday through Friday.

J2.3.4 Meters

The Contractor shall operate, maintain, and calibrate all secondary water meters IAW applicable standards and regulations. The Government reserves the right to review the Contractor's meter and maintenance and calibration records.

J2.3.4.1 Meter Reading

Fort Monmouth currently reads meters manually. The Contractor shall read meters each month as defined in Paragraph J2.5.

J2.3.5 Fire Control and Safety

The Contractor shall abide by Fort Monmouth fire protection requirements. The utility system purchased by the Contractor may include facilities. These facilities may or may not include fire alarm systems. Where required by federal, state or local regulation, the Contractor shall maintain the fire alarm system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.

J2.3.6 Restricted Access

The Contractor shall coordinate with and obtain written approval from Fort Monmouth for restricted area access.

J2.3.7 Crisis Situations

IAW Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by Fort Monmouth DPW or equivalent agency for exercises and crisis situations. Contractor shall submit Emergency Response Plans for approval by the Government for all exercise and crisis situations IAW C.9.8.

J2.3.8 Installation Transformation Requirements

Fort Monmouth is currently undergoing a major transformation. Most notable among the changes occurring at the Installation is the housing privatization (Residential Community Initiative or RCI), leasing of properties to private entities (Enhanced Use Lease or EUL), installation of co-generation equipment (Energy Savings Performance Contract or ESPC), upgrade of communication network (Installation, Information, Infrastructure Modernization Program or I3MP) and new construction and modernization of existing facilities (Military Construction or MCA). The massive level of projects underway approved for construction and in the planning process will require flexibility of the utility system owner. Offerors will be required in both the Technical and Price Proposals to provide information on how they will handle changes occurring at the Installation. Included in this information will need to be a preplanned methodology to alter (up or down) price levels to reflect changes caused by know and unknown Installation changes.

J2.3.9 Work Space Requirements

Fort Monmouth will not provide improved or unimproved land at the Main Post or the Charles Wood Area for use by the Offeror. Any required support facilities must be located outside the Installation.

J2.4 Current Service Arrangement

The Army-owned water system at Fort Monmouth and Charles Wood Area obtains potable water from the New Jersey American Water Company, New Jersey. The estimated annual consumption is 232,764,000 gallons.

J2.5 Secondary Metering

Between the point of delivery and the end-user points of demarcation, the Contractor shall own the existing meters, and shall install additional meters at new and upgraded locations as directed by the Contracting Officer. The Contractor shall install or cause to have installed utility meters as requested by the Contracting Officer.

J2.5.1 Existing Meters

Table 6 lists the existing (at the time of contract award) meters that will be transferred to the Contractor.

The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3.4, *Metering*, and J2.6, *Monthly Submittals*.

TABLE 6
Existing Secondary Meters
Water Distribution System, Fort Monmouth, New Jersey

Facility	Building No.
None of the existing water meters will be transferred with the Fort Monmouth potable water system. Water meters associated with family housing will be maintained and read by the RCI contractor.	

J2.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 7. New secondary meters shall be installed IAW Paragraphs C.3.3.1, Future Meters, and C.13, Operational Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3.3, Metering, and J2.6 below.

TABLE 7
New Secondary Meters
Water Distribution System, Fort Monmouth, New Jersey

Facility	Building No.
No new secondary meters will be required at Fort Monmouth.	

J2.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. **Invoice**. (IAW Paragraph G.2, *Submission and Payment of Invoices*). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. The Contractor's monthly invoice shall include segregated costs IAW with each CLIN. Costs shall be segregated into two categories: costs associated with Housing areas and costs associated with non-Housing areas. The Contractor shall provide sufficient supporting documentation with each monthly invoice to substantiate all costs included in the invoice for each CLIN as approved by the Contracting officer. The proposed system of accounts shall be made available in electronic format as directed by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name:	DIRECTORATE OF PUBLIC WORKS ATTN SELFM-PW-FMD (Mr. Dion Johnson)
Address:	Riverside Avenue, Bldg 167 Fort Monmouth, New Jersey 07703-5108
Phone number:	(732) 532-4119

2. **Outage Report**. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name:	DIRECTORATE OF PUBLIC WORKS ATTN SELFM-PW-FMD (Mr. Michael Maier)
Address:	Riverside Avenue, Bldg 167 Fort Monmouth, New Jersey 07703-5108
Phone number:	(732) 532-3543

3. **Meter Reading Report**. The monthly meter reading report shall show the current and previous month's readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name:	DIRECTORATE OF PUBLIC WORKS ATTN SELFM-PW-FMD (Mr. Dion Johnson)
Address:	Riverside Avenue, Bldg 167 Fort Monmouth, New Jersey 07703-5108
Phone number:	(732) 532-4119

J2.7 Energy Saving and Water Conservation Projects

IAW Paragraph C.3.4, *Energy and Water Efficiency and Conservation*, the following projects have been implemented by the Government for conservation purposes:

Project	Description
General Public Utilities Energy Savings (Contract Number GSOOP96BSD0037)	Geothermal HVAC installation in Buildings 1077, 1078, 2705; chiller upgrades in Building 2706 and boiler upgrades in Buildings 1075 and 2700.
AMERESCO Energy Savings Performance Contract – Phase 1 (Contract Number DE-AM36-990R22701)	Geothermal HVAC installation, lighting upgrades, Post wide energy management and control system, and work management program installation.
AMERESCO Energy Savings Performance Contract – Phase 2 (Proposed)	Concept stage Geothermal HVAC installations and a biomass to electricity conversion plant.

J2.8 Service Area

IAW Paragraph C.4, *Service Area*, the service area is defined as all areas within the Fort Monmouth (including the Charles Wood area) boundaries.

J2.9 Off-Installation Sites

There are no off-Installation sites included in the privatization of the Fort Monmouth water distribution system:

J2.10 Specific Transition Requirements

IAW Paragraph C.13, *Operational Transition Plan*, service connections and disconnections required upon transfer would be included in **Table 8** below. As reflected in **Table 8**, there are no known required service connections or disconnections.

TABLE 8
Service Connections and Disconnections
Water Distribution System, Fort Monmouth, New Jersey

Location	Description
There are no known service connections or disconnections required upon transfer of the Fort Monmouth water distribution system.	

J2.11 Government Recognized System Deficiencies

Table 9 provides a list of Government recognized deficiencies. The deficiencies listed may be physical deficiencies, functional deficiencies, or operational in nature. If the utility system is sold, the Government will not accomplish a remedy for the recognized deficiencies listed. Offeror shall make a determination as to its actual need to accomplish and the timing of any and all such deficiency remedies.

Physical and functional deficiencies may require capital to be invested in the system. If any deficiency remedy requires a capital upgrade project, the capital upgrade project shall be proposed according to the following:

- Capital upgrade projects required to bring the system to standard shall be proposed under Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Capital upgrade projects required to replace system components shall be proposed in the first years of Schedule 2 – Renewals and Replacements – 50-Year Schedule, and the cost factored into Schedule 1 – Fixed Monthly Charge, for Renewals and Replacements as part of CLIN AA.
- Transition costs shall be proposed as a one-time cost and shall be treated similar to a capital project and included in Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Improvements proposed in the operational component of the work shall be included in Schedule 1 – Fixed Monthly Charge as part of CLIN AA.

TABLE 9
System Deficiencies
Water Distribution System, Fort Monmouth, New Jersey

System Component	Deficiency Description	Type of Project
Fire Hydrants	The Installation has identified 43 fire hydrants that are currently inoperable. A listing of the location of each of these hydrants will be in the Technical Library.	Initial Capital Upgrade
Chlorination Buildings	There are five abandoned chlorination facilities (3 at the Main Post and 2 at the Charles Wood Area). The Contractor will be required to remove these facilities, replacing fencings, capping and sealing pipes and restoring the ground to conditions of the surrounding area.	Initial Capital Upgrade
Charles Wood Area	The two 15 horsepower pumps for the CWA storage tank	Initial Capital

System Component	Deficiency Description	Type of Project
Storage Tank	are currently located in the Myer Center (Building 2700) basement. The Contractor will be provided space to build a new pump house to maintain the required head.	Upgrade

ATTACHMENT J3

Fort Monmouth Wastewater System

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J3 Fort Monmouth Wastewater Collection System

J3.1 Fort Monmouth Overview

Fort Monmouth is a U. S. Army installation located approximately fifty (50) miles south of New York City, New York. Established in 1917, the Installation was initially designated Signal Corps Camp, Little Silver, before the name was changed to Camp Alfred Vail, in honor of the New Jersey inventor. In 1925, the Post was officially designated Fort Monmouth, in honor of the men who had died on the nearby Revolutionary War battlefield. Today, Fort Monmouth is home to the U.S. Army Communications-Electronics Command, the Program Executive Office Command, Control, Communications, Tactical (PEO-C3T) Program Executive Office Intelligence, Electronics, Warfare & Sensors (PEO-IEWS), the U.S. Military Academy Preparatory School and the Communications & Electronics Research Development & Engineering Center (CERDEC). The Installation's population includes approximately 546 active duty military personnel, 4,700 civilian Government employees, 2,000 permanent Government contractors and about 1,092 military dependents. Fort Monmouth covers an estimated 637 acres at the Main Post and 464 acres at the Charles Wood Area, located 1½ miles away.

J3.2 Wastewater System Description

J3.2.1 Wastewater System Fixed Equipment Inventory

The Fort Monmouth wastewater system consists of all appurtenances physically connected to the collection system as defined by the points of demarcation beginning at the connection to the treatment provider and ending at each end use facility. The system may include, but is not

limited to, pipelines, manholes, lift stations, valves, controls, and meters. The actual inventory of items sold will be conveyed to the Contractor using the Bill of Sale shown in Attachment J42 to the RFP at the time the system is transferred.

The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the collection and treatment systems. The description and inventory were developed based on best available data.

The Offeror shall base its proposal on site inspections, information in the technical library, and other pertinent information, as well as the following description and inventory. If after award the Offeror identifies additional inventory not listed in Paragraph J3.2.1.4, the Offeror may submit to the Contracting Officer a request for an equitable adjustment. If the Offeror determines that the inventory listed in Paragraph J3.2.1.4 is overstated, the Offeror shall report the extent of the overstatement to the Contracting Officer, who will determine an equitable adjustment.

J3.2.1.1 System Description

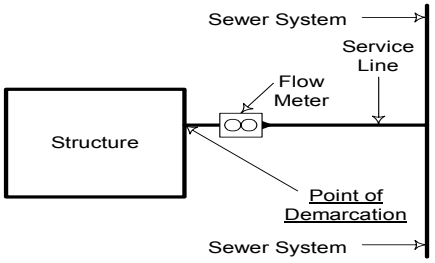
Fort Monmouth currently collects the wastewater flows from the Main Post and Charles Wood utility service areas via 119,930 linear feet (22.7 miles) of underground wastewater collection lines. The Installation's wastewater collection system also includes 415 manholes and 20 wastewater life stations. The wastewater collected from the two utility service areas then flows to the Two Rivers Water Reclamation Authority wastewater lift station where it is pumped to the Sewerage Authority's wastewater treatment plant. The majority of the pipe is a terra cotta type clay pipe. The wastewater collection system was constructed for the most part from the 1930s to the 1990s.

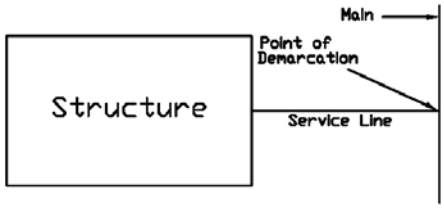
J3.2.1.2 Points of Demarcation

The Fort Monmouth wastewater collection and treatment system being studied consists of all components from the point where wastewater is collected from individual facilities to the points where the Post discharges wastewater to permitted discharge points. The point of demarcation for each end-user is defined as the point or component on the collection system where ownership changes from the Government to the utility owner. In most cases the point of demarcation for the users is the point where the service line exits the structure. In family housing areas the point of demarcation is the point where the service lateral connects to the main. **Table 1** identifies the type of service and general location of the point of demarcation with respect to each building served by the collection system.

TABLE 1
Points of Demarcation

Wastewater Collection System, Fort Monmouth, New Jersey

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line exits the structure.	Regardless of flow meter or cleanout, the service line exiting the structure.	

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line attaches to the wastewater main.	Privatized residential structures regardless of existence of meter, cleanout, etc. - In areas of new construction, the RCI contractor will install mains which will be turned over to the owner of the wastewater system; no tap fees will be charged the RCI contractor in these new housing areas	

J3.2.1.3 Condition Assessment

Many of the pipes in the Fort Monmouth wastewater collection system have either exceeded or are approaching the end of their useful lives.

J3.2.1.4 Inventory

Table 2 identifies the inventory of the Fort Monmouth wastewater collection system. When not specifically identified by system drawings, the size and type of system components were estimated generally based on the size of the piping the component was connected to. Additionally, when the year of construction was not known, it was estimated based on the age of the piping or the age of the facility served. The system will be sold in a "as is, where is" condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

The Olmstead family housing area is currently being demolished in preparation for a Charles Wood Area Enhanced Use Leasing Project. An additional Enhanced Use Leasing Project is being developed in existing facilities in the Barker Circle Area (B207, B208, and B287) of Main Post.

Fort Monmouth is currently in the process of housing privatization through the Residential Communities Initiative (RCI). The RCI contractor will own and maintain all service lines from the building to the main. The South Pinebrook housing area will be used as temporary housing during construction and refurbishment takes place in other housing areas. Upon completion of the RCI contractor's construction and refurbishment of other housing areas the South Pinebrook housing area will be divested from the Government inventory and sold. It is anticipated that divestiture will occur in approximately three to five years from April 2005. The utility owner

shall not invest in major capital expenditures, renewals or replacements in the South Pinebrook housing area during the time period before divestiture. The utility owner shall at his expense cut and cap all utilities in the South Pinebrook housing area when the area is divested.

The inventory in **Table 2** reflects the system configuration at the time of the transfer of the wastewater system to a private owner. Inventory items identified with "SPB" are located in South Pine Brook housing area and will be part of the divestiture that takes place upon completion of RCI construction and refurbishment.

TABLE 2
Fixed Inventory
Wastewater Collection System, Fort Monmouth, New Jersey

Component	Size	Quantity	Unit	Approximate Year of Construction/Upgrade
MAIN BASE				
Pipe	4"	400	LF	1950
	6"	5,800	LF	1930
	6"	1,200	LF	1940
	6"	2,200	LF	1950
	8"	19,400	LF	1930
	8"	20,160	LF	1940
	8"	5,280	LF	1950
	8"	840	LF	1960
	10"	1,280	LF	1930
	10"	400	LF	1940
	10"	240	LF	1950
	12"	400	LF	1930
	12"	5,680	LF	1940
	12"	1,000	LF	1950
	12"	1,000	LF	1960
	14"	800	LF	1940
	15"	760	LF	1930
	15"	1,240	LF	1950
	18"	1,280	LF	1930
	18"	1,000	LF	1950
	20"	680	LF	1930

Component	Size	Quantity	Unit	Approximate Year of Construction/Upgrade
	Total	**71,040**		
Manholes		138	EA	1930
		106	EA	1940
		60	EA	1950
		11	EA	1960
	Total	**315**		
Lift Stations				
114-A (2 submersible pumps/150 gpm capacity)		1	EA	1960/1992
114-B (2 submersible pumps/150 gpm capacity)		1	EA	1960/1983
170-D (2 vertical/dry pit pumps/100 gpm capacity)		1	EA	1950/1988
210 (2 submersible pumps/100 gpm capacity)		1	EA	1975/1993
210 (2 submersible pumps/70 gpm capacity		1	EA	1994
257 (3 vertical/dry pit pumps/320 gpm capacity)		1	EA	1930/1990
362-A (2 pedestal mount/dry pit pumps/200 gpm capacity)		1	EA	1930
364-A (2 pedestal mount/dry pit pumps/200 gpm capacity)		1	EA	1992
400 (2 open drive shift/dry pit pumps/220 gpm capacity)		1	EA	1940/1990
450 (2 submersible pumps/75 gpm capacity)		1	EA	1984
491 (2 open drive shift/dry pit pumps/100 gpm capacity)		1	EA	1951/1990
752 (2 open drive shift/dry pit pumps/320 gpm capacity)		1	EA	1941/1990
949 (2 open drive shift/dry pit pumps/320 gpm capacity)		1	EA	1943/1990
979 (2 pedestal mount/dry pit pumps/120 gpm capacity)		1	EA	1954/1990
1221 (2 open drive shift/dry pit pumps /600 gpm capacity)		1	EA	1953/1990
CHARLES WOOD AREA				
Gravity Pipe	4”	225	LF	1940

Component	Size	Quantity	Unit	Approximate Year of Construction/Upgrade
	4”	270	LF	1960
	6”	440	LF	1930
	6”	895	LF	1940
	6”	495	LF	1950
	6”	825	LF	1960
	8”	6,585	LF	1940
	8”	2,481	LF	1950
	8”	2,375	LF	1960
	8”	870	LF	1970
	8” SPB	650	LF	1950
	10”	325	LF	1950
	10”	1,925	LF	1980
	10” SPB	395	LF	1950
	12”	640	LF	1980
	12” SPB	1,515	LF	1950
	15”	1,445	LF	1940
	15”	742	LF	1950
	15”	1,285	LF	1980
	15” SPB	803	LF	1950
Force Mains	4”	310	LF	1940
	4”	660	LF	1940
	6”	620	LF	1930
	6”	885	LF	1940
	6” SPB	564	LF	1950
	Total	**28,225**		
Manholes		2	EA	1930
		43	EA	1940
		31	EA	1950
		13	EA	1960
		1	EA	1970
		10	EA	1980
	SPB	15	Ea	1950
	Total	**115**		

Component	Size	Quantity	Unit	Approximate Year of Construction/Upgrade
Lift Stations				
2018 (2 submersible pumps/150 gpm capacity)		1	EA	1960/1983
2021 (2 pedestal mount/dry pit pumps/100 gpm capacity)		1	EA	1964/1983
2043 (2 open drive shift/dry pit pumps /175 gpm capacity)		1	EA	1948/1981
2291 (2 submersible pumps/215 gpm capacity)		1	EA	1995
2507 (2 submersible pimps/50 gpm capacity)		1	EA	1997
2603 South Pine Brook		1	EA	1950/1983
Notes: EA = each LF = linear feet gpm = gallons per minute				

J3.2.2 Wastewater System Non-Fixed Equipment and Specialized Tools

Table 3 lists other ancillary equipment (spare parts), and **Table 4** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 3
Spare Parts
Wastewater Collection System, Fort Monmouth, New Jersey

Quantity	Item	Make/Model	Description	Remarks
Fort Monmouth maintains an inventory of spare parts for the wastewater system. Contents of the inventory vary as items are used and/or purchased. Availability of this inventory to the new owner will be negotiated before or during the transition period.				

TABLE 4
Specialized Vehicles and Tools
Wastewater Collection System, Fort Monmouth, New Jersey

Quantity	Item	Make/Model	Description	Remarks
No specialized tools or vehicles are included with the Fort Monmouth wastewater system.				

J3.2.3 Wastewater System Manuals, Drawings, and Records

Table 5 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 5
Manuals, Drawings, and Records
Wastewater Collection System, Fort Monmouth, New Jersey

Quantity	Item	Description	Remarks
Manuals, drawings, records, and reports included with the Fort Monmouth wastewater system are included in the bidders' Technical Library			

J3.3 Specific Service Requirements

The service requirements for the Fort Monmouth wastewater system are as defined in Paragraph C, *Description/Specifications/Work Statement*. The following requirements are specific to the Fort Monmouth wastewater system and are in addition to those found in Paragraph C. If there is a conflict between requirements described below and Paragraph C, the requirements listed below take precedence over those found in Paragraph C.

J3.3.1 Digging Permits

J3.3.1.1 State of New Jersey Provided Permits

All entities wanting to dig, drill or excavate at Fort Monmouth shall participate in the mandated State of New Jersey digging permit process. The Contractor shall be responsible for all repairs, costs, and damages due to digging, drilling or excavation by others for which he did not mark his utilities.

J3.3.1.2 Fort Monmouth-Provided Permits

The Contractor shall first obtain digging permits directly from DPW for utilities owned by the Government before any drilling, digging, or excavation is undertaken. The Contractor shall provide a completed permit application to the DPW for each permit. Applications shall be submitted not earlier than 15 days and not later than 5 days prior to the requested digging date. A digging permit for a specified area of excavation expires 30 days after the issue date; Contractor must re-apply for a new permit to perform excavation in the area if the excavation was not started within the 30-day period. Permits will identify all underground utilities within 1.5 m (5 feet) of the designated area. Contractor shall be responsible for all repairs, costs, and damages due to his excavations that fail to comply with the DPW digging permit process, including excavations extending beyond areas that have been cleared for excavation.

J3.3.2 Fire Control and Safety

The Contractor shall abide by Fort Monmouth fire protection requirements. The utility system purchased by the Contractor may include facilities. These facilities may or may not include fire alarm systems. Where required by federal, state or local regulation, the Contractor shall maintain the fire alarm system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.

J3.3.3 Emergency Response

The Contractor shall respond with a knowledgeable individual to emergency problems within 60 minutes of notification during duty hours and within two hours during non-duty hours. Additionally, repair crews must be on scene within one hour during duty hours and within two hours during non-duty hours. Duty hours are defined as the hours from 0700 until 1730, Monday through Friday.

J3.3.4 Crisis Situations

IAW Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by Fort Monmouth DPW or equivalent agency for exercises and crisis situations. Contractor shall submit Emergency Response Plans for approval by the Government for all Exercise and Crisis situations IAW C.9.8.

J3.3.5 Installation Transformation Requirements

Fort Monmouth is currently undergoing a major transformation. Most notable among the changes occurring at the Installation is the housing privatization (Residential Community Initiative or RCI), leasing of properties to private entities (Enhanced Use Lease or EUL), installation of co-generation equipment (Energy Savings Performance Contract or ESPC), upgrade of communication network (Installation, Information, Infrastructure Modernization Program or I3MP) and new construction and modernization of existing facilities (Military Construction or MCA). The massive level of projects underway approved for construction and in the planning process will require flexibility of the utility system owner. Offerors will be required in both the Technical and Price Proposals to provide information on how they will handle changes occurring at the Installation. Included in this information will need to be a preplanned methodology to alter (up or down) price levels to reflect changes caused by know and unknown Installation changes.

J3.3.6 Work Space Requirements

Fort Monmouth will not provide improved or unimproved land at the Main Post or the Charles wood Area for use by the Offeror. Any required support facilities must be located outside the Installation.

J3.4 Current Service Arrangement

The Army currently provides wastewater collection service for both the Main Base and Charles Wood Area at Fort Monmouth. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish the requirements to provide wastewater collection service to Fort Monmouth Estimated wastewater volume treated per year 200,000,000-250,000,000 gallons per year.

J3.5 Secondary Metering

There are currently no secondary meters included with the utility system being privatized. Secondary metering of wastewater in the Fort Monmouth housing areas will be required within the first two years of the utilities privatization contract. Meters are not required for each housing unit; meters will be strategically located so that the total flow of each housing area can be determined. The Government has estimated that ten wastewater meters will be required. Any future wastewater secondary metering requested by the Government will be IAW Paragraph C.3.3, *Metering*.

J3.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. **Invoice**. (IAW Paragraph G.2, *Submission and Payment of Invoices*). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. The Contractor's monthly invoice shall include segregated costs IAW with each CLIN. Costs shall be segregated into two categories: costs associated with Housing areas and costs associated with non-Housing areas. The Contractor shall provide sufficient supporting documentation with each monthly invoice to substantiate all costs included in the invoice for each CLIN as approved by the Contracting officer. The proposed system of accounts shall be made available in electronic format as directed by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: DIRECTORATE OF PUBLIC WORKS
ATTN SELFM-PW-FMD (Mr. Dion Johnson)
Address: Riverside Avenue, Bldg 167
Fort Monmouth, New Jersey 07703-5108
Phone number: (732) 532-4119

2. **Outage Report**. The Contractor's monthly outage report (blockage and overflow information) will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: DIRECTORATE OF PUBLIC WORKS
ATTN SELFM-PW-FMD (Mr. Michael Maier)
Address: Riverside Avenue, Bldg 167
Fort Monmouth, New Jersey 07703-5108
Phone number: (732) 532-3543

3. **Meter Reading Report**. The monthly meter reading report shall show the current and previous month's readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: DIRECTORATE OF PUBLIC WORKS
ATTN SELFM-PW-FMD (Mr. Dion Johnson)
Address: Riverside Avenue, Bldg 167
Fort Monmouth, New Jersey 07703-5108
Phone number: (732) 532-4119

J3.7 Infiltration and Inflow (I&I) Projects

IAW Paragraph C.3.4, *Energy and Water Efficiency and Conservation*, the following projects have been implemented by the Government for managing and monitoring I&I.

- There are no current/active infiltration and inflow projects associated with the utility system being privatized.

J3.8 Service Area

IAW Paragraph C.4, *Service Area*, the service area is defined as all areas within the Fort Monmouth (including the Charles Wood Area) boundaries.

J3.9 Off-Installation Sites

There are no off-Installation sites included in the privatization of the Fort Monmouth wastewater collection system.

J3.10 Specific Transition Requirements

IAW Paragraph C.13, *Operational Transition Plan*, **Table 6** provides a list of service connections and disconnections required upon transfer.

TABLE 6
Service Connections and Disconnections
Wastewater Collection System, Fort Monmouth, New Jersey

Location	Description
There are no known service connections or disconnections required upon transfer of the Fort Monmouth water distribution system.	

J3.11 Government Recognized System Deficiencies

Although the wastewater system has many components that have reached the end of their useful lives, and although there are significant I&I problems, there are no well defined and quantified system deficiencies documented by the Installation. A comprehensive R&R program would eliminate most of these system problems.

If any deficiency remedy requires a capital upgrade project, the capital upgrade project shall be proposed according to the following:

- Capital upgrade projects required to bring the system to standard shall be proposed under Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Capital upgrade projects required to replace system components shall be proposed in the first years of Schedule 2 – Renewals and Replacements – 50-Year Schedule, and the cost factored into Schedule 1 – Fixed Monthly Charge, for Renewals and Replacements as part of CLIN AA.

- Transition costs shall be proposed as a one-time cost and shall be treated similar to a capital project and included in Schedule 3 – Initial Capital Upgrade(s)/Connection Charge(s).
- Improvements proposed in the operational component of the work shall be included in Schedule 1 – Fixed Monthly Charge as part of CLIN AA.

TABLE 7
System Deficiencies
Wastewater Collection System, Fort Monmouth, New Jersey

System Component	Deficiency Description	Type of Project
There is no system deficiencies identified for the Fort Monmouth wastewater system.		